



TOWN OF EAST HAMPTON

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February 6th, 2020

TO: Planning Board

FROM: JoAnne Pahlwul, AICP
Planning Director 

RE: Scoville Hall Terrace & Generator Site Plan
SCTM# 300-171-5-2

Last Review Date: February 7, 2018

Items and Date Received: Stamped surveys of the property, prepared by Saskas Surveying Company, P.C., last revised 01/21/2020; An Acoustic Report, Acoustic Treatment Plan, and Noise Separation Details, prepared by SoundSense and dated 07/17/2019; A cross-section of the proposed generator and generator pit, prepared by Douglas Moyer Architect and dated 02/07/2017; A lighting plan prepared by Suffolk Designer Lighting; and Specifications of proposed lighting fixtures (based on 5,000K temperature) provided by Suffolk Designer Lighting.

Background Information:

Scoville Hall, the parish house for the First Presbyterian Church located on Main Street, was originally constructed in 1925. The building was destroyed by a fire in 2011 and a demolition permit was issued to remove the structure in 2013 and a building permit for reconstruction was issued in 2014.

Site plan application has been made for several accessory structures. The applicant proposes to construct a 30 x 35', or 1,050 sq. ft., brick terrace, a 6' high fence with plantings on both sides, an 8' x 7', or 64 sq. ft., concrete dumpster pad, and a 10' x 18', or 180 sq. ft., well pit to house a generator, and to relocate a 12' x 20', or 240 sq. ft. shed.

Issues for Discussion:

Generator

The applicant has submitted an Acoustic Report along with a cross-section of the proposed Generator and Generator Pit. The report provides a detail of the proposed method of abating generator noise to comply with the Town Code's noise limitation. The applicant has proposed an additional acoustic barrier/absorber material inside the generator pit, metal grating cover with access door, and a baffle system over the

generator. The generator is proposed to be enclosed in a 4-sided enclosure which is 6' high and 3' away from the generator on all sides in addition to the sunken generator pit.

§185-3 (Noise Standards) of the Town Code states that the noise level at any real property line in a residential district shall not exceed 65 dBA from 7:00 am to 7:00 pm, and 50 dBA from 7:00 pm to 7:00 am. As a result of acoustic treatment, however, the noise level of the generator at property lines is still projected to satisfy only the daytime requirements (from 7:00 am to 7:00 pm) of the Town Code which is 65 dBA. It is worth mentioning that the Planning Department already recommended maximum noise level by the generator to be 50 dBA at property lines to the applicant in the previous site plan review. It should be noted that the generator is proposed to be used for public emergency shelter that could run any time at emergency situations. However, the projected noise level only meets the daytime requirement under the Town Code.

Lighting

The applicant has submitted a lighting plan that depicts seven (7) 10' pole-mounted lighting fixtures. The Planning Board's Guidelines for Exterior Lighting recommends the illumination level for the lighting fixtures in parking lots to be 4 fc maximum. The lighting layout submitted by the applicant depicts that the illumination level ranging from 7.1 fc up to 11.5 fc. The manufacturer's specification sheet indicates that the light has an output lumen level of over 6000 lumens. The Board's lighting policy calls for lumen levels of a fixture mounted at a height of 10' to not exceed 2,500. It is clear that the proposed lighting is far brighter than the recommended illumination level and does not comply with the Board's guidelines.

The Planning Department recommends that the applicant reduce the lighting on the parking lot and submit manufacturer's cut sheets for proposed new fixtures which meet the Planning Board's guidelines as well as all applicable regulations of the Town Code. A key should also be included with the lighting plan that clearly indicates type of bulb they will be using, wattage, mounting height, lumens and kelvin levels. In addition to that, a lighting fixture schedule needs to be submitted to conform to the Planning Department requirements. It is a part of the Board's lighting policy that lighting not be left on continuously overnight and the applicant needs to indicate the method of operation and timing of lights in the key to the lighting plan. For example, whether the lights will be operated through a motion detector or if on a timing device or manual switch at what hour the lights will be turned off.

Moreover, the proposed lighting layout appears to be unclear with the positioning of the lighting pole mounts in the parking area. The lighting pole mounts at the south-east edge of the site seem to be very close on the neighboring property's privet hedge plantings. Bollard lightings could be used for the south portion of the parking lot to prevent any disturbance to neighboring residential property as well as to protect the hedges.



Three pole lights are proposed to be mounted within the area of the hedges.

Screening

The applicant has revised the site plan by proposing a 6' stockade fencing to screen the dumpster. The applicant advises that they do not intend to extend fencing across the back property line as this property line is presently screened with existing vegetation. The dumpster is located 30.5' and the generator pit 20.5' from this property line. The Board should determine if the screening is acceptable.

Terrace

The cover letter submitted by the applicant stated the terrace to be of bluestone, as asked by the Planning Department in the previous site plan review.

Coverage and Setback Requirements

The applicant applied to the Zoning Board of Appeals (ZBA) for a Variance on January 20, 2018 requesting variance in total lot coverage of 15,061 square feet, where allowed total coverage is 13,822 square feet. The ZBA reviewed the application on March 26, 2018 and found minor discrepancy in the square footage of structures proposed in the proposed site plan application. It was stated that the project description in the application lists "approximate" dimensions of the structures and recommended that the site plan/survey to be revised by a licensed professional so that the amount of the variance being sought can be accurately determined.

In the cover letter submitted on January 28, 2020 with the revised site plan, the applicant has requested to be referred to the Zoning Board of Appeal to be noticed for public hearing on the requested total coverage variance. The applicant will need to submit the revised plans directly to the ZBA. The Planning Board should decide whether to send comments to the ZBA regarding the lot coverage variance.

Map Revisions

The title of the project "Scoville Hall Terrace & Generator Site Plan" is still missing in the revised site plan. The proposed 6' high privet hedge should also be noted on the plan.

Conclusion

In conclusion, the application is incomplete pending the resolution of the aforementioned issues and the submission of the required items.

Planning Board Consensus:

The Planning Board should discuss the noise level issue of the generator with the applicant and advise the applicant as to whether any additional mitigation is required.

Additional comments: _____

The Board should advise the applicant as to whether the lighting plan should be revised and additional information regarding the location of the fixtures, lighting schedule, method of control and type of bulb should be provided.

Additional Board Comments:

The Board should discuss whether a revised site plan should be submitted.

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